

for lease

MARKETPLACE DEL RIO



3742 MISSION AVENUE | OCEANSIDE, CA | 92058

EXCLUSIVE BROKER





183,437 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Marketplace Del Rio is a recently renovated 183,437 square foot shopping center. Stater Bros. Market expanded and signed a long term renewal
- Marketplace Del Rio is anchored by a high-performing Stater Bros. Market, and junior anchors Walgreens and Planet Fitness, along with a mix of food, beverage, medical, and service tenants
- This convenient location places Marketplace Del Rio visible from and just off Highway 76 and is the dominant grocery anchored shopping center in the trade area

TRAFFIC COUNTS

- Mission Avenue: 24,124 ADT
- Highway 76 47,191 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,372	103,784	237,309
AHH Income	\$91,846	\$117,825	\$124,009
Daytime Pop.	2,669	25,461	69,734

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
100	Sonu Korean BBQ	1,275
101-A	Young's Water Store	900
101-B	The Document People	306
102-103	85C Cafe	4,225
104	Oceanside Dental Excellence	1,275
105	Pup Culture Pet Spaw	1,380
106/107	CosmoProf	3,150
108/109	Planet Fitness	23,300
110	Kiddie Academy	11,200
111	Crab Pub	10,200
115	Stater Bros	46,520
117	HearUSA/HearRX	1,400
118	Happiness Nails & Spa	1,750
119	Oceanside Donuts	1,050
120	Gracie Barra Oceanside	2,135
123/124	Phenix Salon Suites	5,562
125	TERI Inspired Resale	3,602
126/128	Killer Pizza From Mars	4,185
129	MAS Wireless	800
130	Los Kompadres Mexican Food	1,380
131	Smoke Depot	1,400
132	Healthy Foot Spa	1,750
133	Ocean Spa & Massage	1,750

SUITE	TENANT	SQ. FT.
134	Mission Coin Laundry	2,000
135	Mission Marketplace	1,500
136	Klm's Mission Cleaner	1,500
137/141	Guanatos City Mexican Food	2,040
138	Dental Care of Oceanside	960
139	Epic Threads	640
140	Subway	1,200
145-A	Maxdon's Pub & Grub	4,325
145-B	Tikka Masala Hut	1,500
147	Ocean Rainbow Ice Cream	750
148	U-Post Packing & Shipping	1,500
149	Silk Threading Salon	1,200
150	Fiesta Mexicana Restaurant	2,100
151	AVAILABLE	2,105
152	Oceanside Power Yoga	1,150
153	El Camino Shoe Repair	600
154	V&M Tax Services	550
155	Old Mission Barber	845
156	Oceanside Worship Center	3,255
3746	Burger King	1,940
3752	Walgreen's	12,722
3774	USPS	1,800

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SITE PLAN



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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

3742 Mission Ave, Oceanside, California, 92058

Ring: 1 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029		
Population	15,244	16,469	16,372	16,372		
Households	5,884	6,234	6,293	6,406		
Families	3,660	-	3,912	3,995		
Average Household Size	2.59	2.63	2.59	2.55		
Owner Occupied Housing Units	3,514	-	3,742	3,898		
Renter Occupied Housing Units	2,370	-	2,551	2,508		
Median Age	38.0	-	42.3	43.7		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.00%	0.09%	0.30%			
Households	0.36%	0.38%	0.49%			
Families	0.42%	0.37%	0.44%			
Owner HHs	0.82%	0.58%	0.66%			
Median Household Income	2.56%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	503	8.0%	475	7.4%		
\$15,000 - \$24,999	446	7.1%	345	5.4%		
\$25,000 - \$34,999	394	6.3%	340	5.3%		
\$35,000 - \$49,999	615	9.8%	540	8.4%		
\$50,000 - \$74,999	1,317	20.9%	1,238	19.3%		
\$75,000 - \$99,999	847	13.5%	863	13.5%		
\$100,000 - \$149,999	1,313	20.9%	1,461	22.8%		
\$150,000 - \$199,999	471	7.5%	622	9.7%		
\$200,000+	386	6.1%	521	8.1%		
Median Household Income	\$71,566		\$81,227			
Average Household Income	\$91,846		\$106,304			
Per Capita Income	\$35,929		\$42,357			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,052	6.9%	848	5.2%	810	4.9%
5 - 9	880	5.8%	826	5.0%	788	4.8%
10 - 14	794	5.2%	776	4.7%	826	5.0%
15 - 19	937	6.1%	821	5.0%	771	4.7%
20 - 24	1,374	9.0%	997	6.1%	858	5.2%
25 - 34	2,071	13.6%	2,447	14.9%	2,252	13.8%
35 - 44	1,670	11.0%	1,995	12.2%	2,131	13.0%
45 - 54	1,775	11.6%	1,556	9.5%	1,675	10.2%
55 - 64	1,725	11.3%	2,026	12.4%	1,729	10.6%
65 - 74	1,352	8.9%	2,244	13.7%	2,304	14.1%
75 - 84	1,117	7.3%	1,351	8.3%	1,660	10.1%
85+	495	3.2%	485	3.0%	567	3.5%

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

3742 Mission Ave, Oceanside, California, 92058

Ring: 3 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029		
Population	100,447	104,675	103,784	104,215		
Households	33,734	35,809	36,281	37,240		
Families	24,372	-	25,618	26,348		
Average Household Size	2.89	2.83	2.77	2.71		
Owner Occupied Housing Units	19,043	-	20,636	21,363		
Renter Occupied Housing Units	14,692	-	15,645	15,877		
Median Age	32.0	-	36.9	38.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.08%	0.09%	0.30%			
Households	0.52%	0.38%	0.49%			
Families	0.56%	0.37%	0.44%			
Owner HHs	0.69%	0.58%	0.66%			
Median Household Income	3.07%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	2,061	5.7%	1,861	5.0%		
\$15,000 - \$24,999	1,622	4.5%	1,252	3.4%		
\$25,000 - \$34,999	2,131	5.9%	1,705	4.6%		
\$35,000 - \$49,999	3,253	9.0%	2,754	7.4%		
\$50,000 - \$74,999	6,046	16.7%	5,501	14.8%		
\$75,000 - \$99,999	4,998	13.8%	4,851	13.0%		
\$100,000 - \$149,999	7,205	19.9%	7,839	21.0%		
\$150,000 - \$199,999	4,303	11.9%	5,419	14.6%		
\$200,000+	4,662	12.8%	6,059	16.3%		
Median Household Income	\$88,442		\$102,902			
Average Household Income	\$117,825		\$137,296			
Per Capita Income	\$41,098		\$48,861			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,756	7.7%	5,840	5.6%	5,690	5.5%
5 - 9	6,761	6.7%	5,906	5.7%	5,633	5.4%
10 - 14	6,621	6.6%	5,830	5.6%	6,054	5.8%
15 - 19	7,607	7.6%	6,231	6.0%	5,990	5.7%
20 - 24	10,747	10.7%	9,117	8.8%	8,388	8.0%
25 - 34	14,805	14.7%	16,077	15.5%	15,440	14.8%
35 - 44	12,810	12.8%	14,300	13.8%	14,985	14.4%
45 - 54	13,149	13.1%	11,587	11.2%	12,078	11.6%
55 - 64	9,264	9.2%	11,974	11.5%	10,739	10.3%
65 - 74	5,362	5.3%	9,931	9.6%	10,664	10.2%
75 - 84	3,954	3.9%	5,023	4.8%	6,325	6.1%
85+	1,612	1.6%	1,968	1.9%	2,230	2.1%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

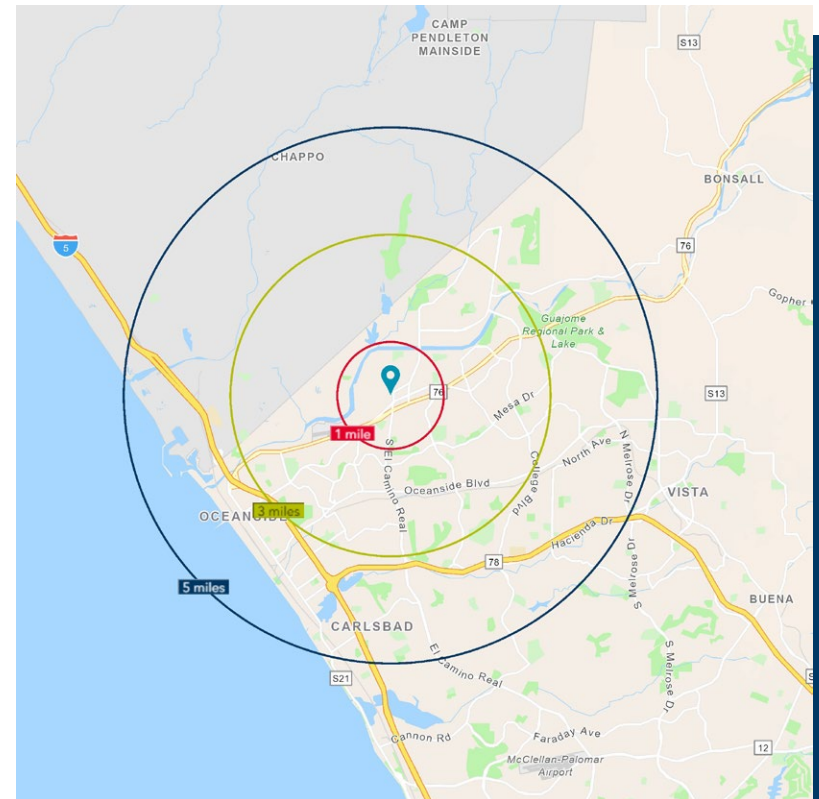
3742 Mission Ave, Oceanside, California, 92058

Ring: 5 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029		
Population	228,534	239,185	237,309	238,144		
Households	78,380	83,953	84,985	87,228		
Families	54,385	-	57,909	59,470		
Average Household Size	2.80	2.73	2.68	2.62		
Owner Occupied Housing Units	42,581	-	46,209	47,798		
Renter Occupied Housing Units	35,799	-	38,776	39,430		
Median Age	32.3	-	37.0	38.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.07%	0.09%	0.30%			
Households	0.52%	0.38%	0.49%			
Families	0.53%	0.37%	0.44%			
Owner HHS	0.68%	0.58%	0.66%			
Median Household Income	2.86%	2.70%	2.57%			
Households by Income	2024	2029				
	Number	Percent	Number	Percent		
<\$15,000	5,088	6.0%	4,591	5.3%		
\$15,000 - \$24,999	4,206	4.9%	3,127	3.6%		
\$25,000 - \$34,999	4,626	5.4%	3,698	4.2%		
\$35,000 - \$49,999	6,815	8.0%	5,699	6.5%		
\$50,000 - \$74,999	12,881	15.2%	11,446	13.1%		
\$75,000 - \$99,999	10,960	12.9%	10,617	12.2%		
\$100,000 - \$149,999	17,232	20.3%	18,500	21.2%		
\$150,000 - \$199,999	10,576	12.4%	13,226	15.2%		
\$200,000+	12,599	14.8%	16,323	18.7%		
Median Household Income	\$94,149		\$108,413			
Average Household Income	\$124,009		\$145,095			
Per Capita Income	\$44,189		\$52,801			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,960	7.4%	12,919	5.4%	12,563	5.3%
5 - 9	14,781	6.5%	12,919	5.4%	12,250	5.1%
10 - 14	14,395	6.3%	12,799	5.4%	13,008	5.5%
15 - 19	17,145	7.5%	14,117	5.9%	13,445	5.6%
20 - 24	24,471	10.7%	21,684	9.1%	20,097	8.4%
25 - 34	34,886	15.3%	37,376	15.7%	35,690	15.0%
35 - 44	28,898	12.6%	32,674	13.8%	34,260	14.4%
45 - 54	30,036	13.1%	27,070	11.4%	27,946	11.7%
55 - 64	22,249	9.7%	27,148	11.4%	25,069	10.5%
65 - 74	11,939	5.2%	22,631	9.5%	24,234	10.2%
75 - 84	8,733	3.8%	11,324	4.8%	14,342	6.0%
85+	4,042	1.8%	4,647	2.0%	5,239	2.2%



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